

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 27, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: MSP-23921 - APPLICANT: HYUNJA KING - OWNER:
WATKINS INVESTMENTS, LP**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 08/14/07, except as amended by conditions herein.
2. Illumination of the wall signage shall comply with Title 19.14.070 Residential Protection Standards.
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

5. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for approval of a Master Sign Plan for an existing swap meet on 4.24 acres at 4821 West Craig Road. The proposed wall signs will not have a negative effect on the site or the surrounding area. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/21/90	The City Council approved a Rezoning (Z-0115-90) from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.
05/19/93	The City Council approved a Special Use Permit (U-0321-91) to allow the sale of beer and wine and granted an appeal of a Board of Zoning Adjustment denial thereby allowing gasoline sales in conjunction with a convenience store on this site.
11/05/03	The City Council approved a request for a Special Use Permit (SUP-2911) for a proposed Financial Institution, Specified on property located at the southwest corner of Decatur Boulevard and Craig Road. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a Special Use Permit (SUP-11589) for a proposed Swap Meet and a companion Variance (VAR-11943) for parking requirements at this location was also approved. The Planning Commission recommended approval. Staff recommended denial.
03/26/07	A site inspection was conducted and the site was found to be out of compliance with Conditions of Approval Number 4, 9, 11, and 16 from Special Use Permit (SUP-11589). Code Enforcement noted the identical violations and informed the applicant. Conditions number 11 and 16 are still not satisfied. Condition number 4 has been addressed through this application. Condition number 9 requires further review.
07/26/07	The Planning Commission denied a request for approval of a Master Sign Plan (MSP-22748) for an existing swap meet on 4.24 acres at 4821 West Craig Road.
<i>Related Building Permits/Business Licenses</i>	
06/27/06	A Business License (M06-02909) was issued for the proposed Swap Meet on the subject property.

<i>Pre-Application Meeting</i>
A pre-application meeting is not required, nor was one held.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.24

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single family Residential	North Las Vegas	North Las Vegas
	Commercial		
West	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (105-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Wall Signs: [Craig Discount Mall]		
Standards	Allowed	Provided
Maximum Number	N/A	1
Maximum Area	20% of building elevation	10%
Maximum Projection	4 Feet	8 inches
Illumination	Internal/External	Internal

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Wall Signs: [Craig Indoor Swap Meet]		
Standards	Allowed	Provided
Maximum Number	N/A	2
Maximum Area	20% of building elevation	9%
Maximum Projection	4 Feet	None
Illumination	Internal/External	Foam Lettering

ANALYSIS

This proposal is an attempt by the applicant to meet Condition 16 of Special Use Permit (SUP-11589), which states that the applicant shall bring a signage plan for the building to the Planning Commission for review and approval. The applicant is proposing a Master Sign Plan for the existing swap meet to meet this requirement.

The applicant is adding a total of three wall signs to the existing swap meet strip mall. At the center of the proposed elevations labeled "Craig Discount Mall" is 10.7 x 42.25 foot illuminated sign with a 1 x 29.2 foot foam lettered sign underneath labeled "Open Everyday Except Tuesday." The other two signs are situated to the east and west of the central illuminated sign and read "Craig Discount Mall." They are 4 x 22.6 foot foam lettered signs.

On the previous Master Sign Plan (MSP-22748) that was denied on 07/26/07, the two signs on the east and west read "Craig Indoor Swap Meet." For this proposal the applicant has changed the signs to read "Craig Discount Mall."

The proposed wall signs will not have a negative effect on the site or the surrounding area. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 255

APPROVALS 0

PROTESTS 7